080.0	0006	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,020,600 / 1,020,600
					USE VALUE:	1,020,600 / 1,020,600
					ASSESSED:	1,020,600 / 1,020,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
71	-73	WASHINGTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GOYAU YOLENE M
Owner 2:	ABELLARD MARIE ROSE
Owner 3:	
Street 1:	71-73 WASHINGTON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GOYAU YOLENE M/CALQUE -
Owner 2:	ABELLARD MARIE ROSE -
Street 1:	71-73 WASHINGTON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .23 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1870, having primarily Aluminum Exterior and 3080 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	10036.000	515,800		504,800	1,020,600
Total Card	0.230	515,800		504,800	1,020,600
Total Parcel	0.230	515,800		504,800	1,020,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 331.36 /Parcel: 331.36

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 49833
GIS Ref
GIS Ref
Insp Date 11/12/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 080.0-0006-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	515,800	0	10,036.	504,800	1,020,600		Year end	12/23/2021
2021	104	FV	491,300	0	10,036.	504,800	996,100		Year End Roll	12/10/2020
2020	104	FV	491,300	0	10,036.	504,800	996,100	996,100	Year End Roll	12/18/2019
2019	104	FV	375,700	0	10,036.	512,000	887,700	887,700	Year End Roll	1/3/2019
2018	104	FV	375,700	0	10,036.	382,200	757,900	757,900	Year End Roll	12/20/2017
2017	104	FV	351,300	0	10,036.	346,100	697,400	697,400	Year End Roll	1/3/2017
2016	104	FV	351,300	0	10,036.	331,700	683,000	683,000	Year End	1/4/2016
2015	104	FV	311,100	0	10,036.	281,200	592,300	592,300	Year End Roll	12/11/2014

!6519!

PRINT

Date	Time
12/30/21	04:02:46

LAST REV

Date	Time
07/22/19	14:31:03
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6519

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GOYAU YOLENE M/	44327-468		12/20/2004	Family	99	No	No		
ABELLARD YOLENE	39231-407		5/19/2003	Family	99	No	No		
ANDRE KEITH A	24676-390		7/5/1994		236,000	No	No		Y

USER DEFINED

Prior Id # 1:	49833
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/28/2018	1787	Solar Pa	48,037	C				
2/23/2016	179	New Wind	5,084		2/23/2016			Remove and replace
3/7/2006	148	Manual	3,075					install 5 sliding
6/20/2003	485	New Wind	4,500					
5/29/2001	371	Porch	600	C				REAR PORCH ROOF
4/1/1996	100	Manual	5,395					8 NEW WINDOWS

ACTIVITY INFORMATION

Date	Result	By	Name
11/12/2018	MEAS&NOTICE	HS	Hanne S
4/6/2009	Measured	197	PATRIOT
2/23/2000	Inspected	276	PATRIOT
1/11/2000	Mailer Sent		
1/11/2000	Measured	243	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		10036		Sq. Ft.	Site		0	70.	0.72	5									504,754						504,800	

Total AC/HA:	0.23039	Total SF/SM:	10036	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	504,754	Spl Credit		Total:	504,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:	8 - Brick Veneer	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1870	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G5	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	0.99090910
Const Adj.:	1.00139987
Adj $ / SQ:	178.613
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	747515
Depreciation:	231730
Depreciated Total:	515785

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 11			BRs: 5				Baths: 2		HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
1	5	2	
Totals			
2	11	5	

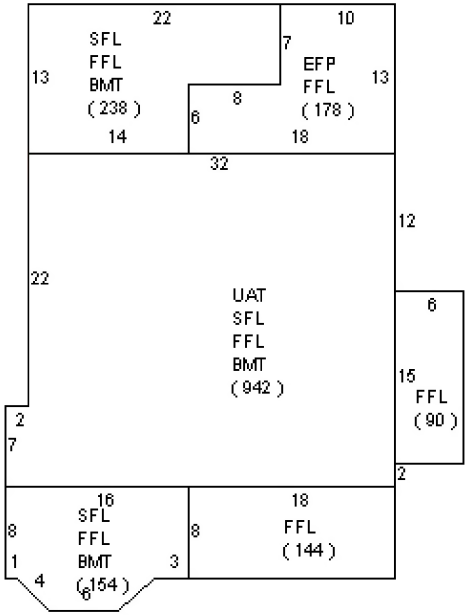
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	178.61
Special Features:	0	Val/Su Net:	106.84
Final Total:	515800	Val/Su SzAd	167.47

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,746	178.610	311,859
BMT	Basement	1,334	53.580	71,481
SFL	Second Floor	1,334	178.610	238,270
UAT	Upper Attic	236	71.450	16,825
EFP	Enclos Porch	178	42.580	7,579

Net Sketched Area: 4,828 | Total: 646,014

Size Ad 3080 | Gross Area 5534 | FinArea 3080

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	2010	0.00	T	7.2	104						
2	Frame Shed	D	Y	1	8X8	A	AV	2010	0.00	T	7.2	104						

More: N | Total Yard Items: | Total Special Featues: | Total:

PARCEL ID

080.0-0006-0002.0

IMAGE

AssessPro Patriot Properties, Inc